



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

County Counsel
Director of Planning

At its meeting held July 26, 2005, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Conditional Use Permit Case No. 98-044-(4), and on certification of Environmental Impact Report, to authorize the establishment and use of a Buddhist Temple and retreat center facility consisting of 15 buildings including, but not limited to, a chapel, a Sunday school, an office, a prayer hall, a meditation hall, a training hall, a dining hall, 2 dormitories and 3 individual residential units; also modification of the 35-foot height limit in the A-1 zone for property located at 2740 - 2776 Fullerton Rd., Rowland Heights, Puente Zoned District, applied for by Yuan Yung Buddhist Temple, as further described in the attached letter dated April 14, 2005 from the Director of Planning. (Appeal from Regional Planning Commission's conditions of approval)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Russell Fricano and Hsiao-Ching Chen representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. Josephine Chin Fong, Chi-Fang Hsu, Ted Ebenkamp, Russell Bell, Sujane Pummarachai, Elizabeth Lee and others addressed the Board. No written correspondence was presented.

(Continued on Page 2)

7 (Continued)

Supervisor Knabe made the following statement:

“Conditional Use Permit Case Number 98-044-(4) is a request to authorize the establishment and use of a Buddhist Temple and retreat facility at 2740-2776 Fullerton Road in Rowland Heights. The Regional Planning Commission approved the project with an extensive set of mitigation measures, and it has been appealed to the Board.

“The community has been actively involved in this case from the outset, raising legitimate concerns regarding quality of life issues that needed to be addressed by the applicant. I am pleased that the applicant and the community, through the Rowland Heights Community Coordinating Council, have worked diligently to arrive at further revisions to the project which will allow it to better co-exist with the neighborhood and the community.

“I support these further measures which will better enable the Temple to be a good neighbor in the community.”

Therefore, on motion of Supervisor Knabe, seconded by Supervisor Burke, unanimously carried, the Board closed the hearing and took the following actions:

1. Approved and certified the Environmental Impact Report prepared for the project and made a finding that the project is in compliance with the California Environmental Quality Act and State and County guidelines and reflects the independent judgment and analysis of the County;
2. Adopted the Mitigation Monitoring Program prepared for the project;
3. Indicated its intent to approve Conditional Use Permit Case No. 98-044-(4); and

(Continued on Page 3)

7 (Continued)

4. Instructed County Counsel to prepare findings and conditions with the following additional changes to the project conditions for final approval:
 - Amend condition 28 to require that 230 parking spaces be provided rather than 133 spaces.
 - Amend condition 32 to delete the right for overnight guest accommodations for quarterly retreat participants and eliminate the corresponding building.
 - Amend condition 33 to permit retreat guests to park on-site during regular temple activities.
 - Eliminate condition 34, since there will no longer be overnight guests staying in the dormitories.
 - Amend condition 40 to require that the applicant also comply with the revised requirements as indicated in the attached letter from the Department of Public Works dated July 18, 2005, except that the applicant shall be directed to construct the proposed driveway to Pathfinder Road as long as the Department of Public Works finds it feasible and as long as the applicant obtains the necessary rights for the driveway which it shall exercise all reasonable diligence to obtain, and except that if the traffic signal at the intersection of Pathfinder Road and the proposed project driveway is deemed necessary, as determined by Public Works within three years after the occupancy of the project, funding for the signal shall be provided by Fourth District road funds, along with a contribution of \$25,000 by the applicant.

(Continued on Page 4)

7 (Continued)

- The applicant shall be given the option to construct a wrought iron fence in lieu of a block wall fence along Pathfinder Road.

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Attachments

Copies distributed:

Each Supervisor
Acting Director of Public Works
Yuan Yung Buddhist Temple
Josephine Chin Fong
Chi-Fang Hsu
Ted Ebenkamp
Russell Bell
Sujane Pummarachai
Elizabeth Lee



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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July 18, 2005

IN REPLY PLEASE
REFER TO FILE: T-4

Mr. Michael W. Lewis
Lewis & Company
2149 East Garvey Avenue, Suite A-11
West Covina, CA 91791

Dear Mr. Lewis:

**CALIFORNIA YUAN YUNG RETREAT CENTER
REVISED SITE PLAN (JULY 11, 2005)
CONDITIONAL USE PERMIT 98-044
ROWLAND HEIGHTS AREA**

As requested, we have reviewed the above-mentioned document. The project is located at 2740 and 2776 Fullerton Road in the unincorporated County of Los Angeles area of Rowland Heights.

Condition 10, as noted in our letter dated June 24, 2004, (copy enclosed) to the Department of Regional Planning for Conditional Use Permit 98-044, shall be superceded by the following conditions:

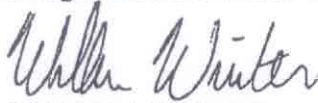
- The proposed driveway onto Pathfinder Road from the project site shall be designed and installed to the satisfaction of the Department of Public Works. If Public Works determines that a driveway from the project site to Pathfinder Road is not feasible, the condition shall be eliminated.
- The applicant shall enter into a secured agreement with Public Works for the design, procurement, and installation of a traffic signal at the intersection of Pathfinder Road at the proposed project driveway in the amount of \$200,000. If the conditions at this intersection warrant the installation of a traffic signal within 3 years after occupancy of the development, the security deposit shall be used to design and install the traffic signal. The amount of the security may be adjusted to reflect the estimated cost of the traffic signal at the time the agreement is executed. If Public Works determines that a driveway from the project site to Pathfinder Road is not feasible, the condition shall be eliminated.

Mr. Michael W. Lewis
July 18, 2005
Page 2

If you have any further questions regarding the review of this document, please contact Mr. Patrick Arakawa of our Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4823.

Very truly yours,

DONALD L. WOLFE
Acting Director of Public Works

A handwritten signature in dark ink, appearing to read "William J. Winter". The signature is fluid and cursive, with the first name "William" and last name "Winter" clearly distinguishable.

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

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Enc.

cc: Department of Regional Planning (Hsiao-Ching Chen)